

Jeff Watson

From: Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV> on behalf of ECY RE CRO SEPA COORDINATOR <CROSEPACOORDINATOR@ECY.WA.GOV>
Sent: Monday, April 15, 2013 9:53 AM
To: Jeff Watson
Subject: RE: SP-12-00008 Barnes Notice of Application

Good morning Jeff,
Yes, the crosepacoordinator is an active address that goes to me. Ecology has no comments for this short subdivision.

Gwen Clear

Regional SEPA Coordinator
WA State Dept of Ecology
Central Regional Office - Yakima
(509) 575-2012

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Friday, April 12, 2013 1:16 PM
To: Clear, Gwen (ECY)
Subject: SP-12-00008 Barnes Notice of Application

I noticed I didn't get comments from you in this one. I have you on my current notice of application email template but don't see you on the one that got sent out. The only Ecy address on that on is: 'CROSEPACOORDINATOR@ECY.WA.GOV'. is that still a live address? At any rate the public comment period closed on this a while back so if you could put something together as quick as possible it would help. Let me know if you have any questions...

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Thursday, February 28, 2013 5:16 PM
To: 'Melissa Hansen'
Subject: RE: Barnes (SP-12-00008)
Attachments: SP-12-00008 Barnes Preliminary Plat.pdf; SP-12-00008 Barnes Adjacent Properties Map Compressed.pdf; SP-12-00008 Barnes Adjacent Properties Labels.pdf

Mr. and Mrs. Hansen,

Thank you for your inquiry and input; I cannot explain why some of the .pdf files loaded on to the web site have failed to download, we have had others complain of the same problem, but as of yet Information Services has been unable to explain the anomalies. I have attached a copy of the preliminary plat map which should identify the proposed lot lines. Please let me know if you have any difficulty in loading or viewing.

On your second question; I have checked the records which indicate that the second "Mother in Law Cottage" residence was constructed on the property in 2005. At that time this was allowed under code for parcels greater than 20 acres in size in the Agriculture 20 zone. Current code requires an Administrative Use permit to construct Accessory Dwelling Units in all zones outside of Urban Growth Areas; these are usually approved.

On your third question; County code requires that we notify all residences "... located within 500 feet of any portion of the boundary of the proposal's tax parcel or lot of record..." This is accomplished by utilizing the County Geographic Information System and is illustrated by the Adjacent Properties Map (also attached) which then generates the mailing labels (also attached) based on the tax parcel information acquired by the Assessor's office. Admittedly our parcel layer is not as perfect as we would like, but it is the best available tool we have. We would welcome any input with regard to substantial errors in this data set. As a side note; State law and County code require approval from the appropriate irrigation entity of all subdivisions within their district boundaries. In this case we have given notice to the KRD, and will not grant final approval without their blessing.

I will place your email and my response in the record and in doing so you will become a party of record in this process which entitle you to, among other things, be notified of the decision and appeal it whatever it may be. Please let me know if I can be of further assistance or provide any additional documentation. I will once again post a notification to information services about the file download issue.

Best regards,

Jeffrey A. Watson
Planner II
Kittitas County Public Works/Community Development Services
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

-----Original Message-----

From: Melissa Hansen [mailto:mhansen@fairpoint.net]
Sent: Thursday, February 28, 2013 8:59 AM
To: Jeff Watson
Subject: Barnes (SP-12-00008)

Dear Jeff,

We received the notice of application of the short plat submitted for Betty Barnes, a neighbor of ours. We visited the web site listed to obtain a map of where the 3 acre lot split is proposed, but were unable to download the appropriate document. Some of the materials on the list downloaded, but most (including a map that would show where the split is proposed) would just stall and freeze our computer. We are on a DSL line and usually don't have a problem. Would you kindly mail us a copy of the survey map that shows where the split is proposed?

Several years ago, a new house was built on the Barnes property. Does the current application mean that another house will be built? It would seem that landowners would take care of short platting before construction of another house on the property, and not attempt to do it after the fact.

Also, I am curious why neighbors that adjoin the Barnes property or that share KRD water with Barnes through the same weir did not receive a notice? How does your department determine who receives the notice of application?

We look forward to your response,

Mark and Melissa Hansen
110 Camion Road
Ellensburg, WA 98926

Jeff Watson

From: Melissa Hansen <mhansen@fairpoint.net>
Sent: Thursday, February 28, 2013 8:59 AM
To: Jeff Watson
Subject: Barnes (SP-12-00008)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jeff,

We received the notice of application of the short plat submitted for Betty Barnes, a neighbor of ours. We visited the web site listed to obtain a map of where the 3 acre lot split is proposed, but were unable to download the appropriate document. Some of the materials on the list downloaded, but most (including a map that would show where the split is proposed) would just stall and freeze our computer. We are on a DSL line and usually don't have a problem. Would you kindly mail us a copy of the survey map that shows where the split is proposed?

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We look forward to your response,

Mark and Melissa Hansen
110 Camion Road
Ellensburg, WA 98926

Jeff Watson

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Wednesday, February 20, 2013 3:44 PM
To: Jeff Watson; Dan Valoff
Cc: Joe Seemiller; John Sinclair; Brenda Larsen; Bill Steele
Subject: RE: Kittitas County Notice of Application

Jeff – The following is input/recommendations related to the Barnes Short Plat (SP-12-0008) on 4th Parallel Road. KVFR is not the authority having jurisdiction in this matter.

1. When the property is developed, the addresses need to be clearly visible from both directions of travel for all parcels.
2. Access to the property would need to be compliant with Appendix D of the applicable fire code at the time of development.
3. If adopted, a WUI Code assessment of the property will need to be completed and required mitigation performed prior to occupancy.
4. Water supply may possibly need to be addressed during development.

Thank you for your time and consideration in this matter.

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Wednesday, February 20, 2013 1:37 PM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier
Cc: Doc Hansen; Rich Elliott; Keli Bender (krd.keli@fairpoint.net); 'lonnie_allphin@ksd403.org'
Subject: Kittitas County Notice of Application

[SP-12-00008 Barnes Short Plat Application](#)

THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us

509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14



To Protect and Promote the Health and the Environment of the People of Kittitas County

February 12, 2013

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Barnes Short Plat SP-12-00008

Dear Mr. Watson,

Thank you for the opportunity to comment on the Barnes Short Plat SP-12-00008

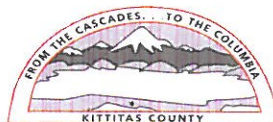
ADEQUATE POTABLE WATER SUPPLY STATEMENT:

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

GROUP A PUBLIC WATER SYSTEM: Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by Kittitas County Public Health Department (KCPHD) for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.

GROUP B PUBLIC WATER SYSTEM: Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or DOH for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



www.co.kittitas.wa.us/health/

**Environmental
Health Services**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581

KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.

INDIVIDUAL OR SHARED WATER SYSTEMS: Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

SEPTIC AVAILABILITY STATEMENT:

KCPHD's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

PUBLIC SEWER SYSTEM: In order to recommend approval, KCPHD will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

ON-SITE SEWAGE SYSTEMS: Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application. Since the type of soil and water source supplying the property can ultimately determine the minimum lot size. Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied.

REVIEW OF THE APPLICATION FILE:

At this point in time this application, it appears that only lot 1 contains a well. If there is another well on lot 2, then that well needs to be identified on the plat map, and meet all adequate water supply requirements as mentioned above. If a shared well is in use, in addition to the adequate water supply requirements, a shared well users agreement will need to be recorded and submitted before KCPHD can recommend final approval. It also appears that both proposed lots have homes located on them. If both homes have permitted septic systems additional soil logs will not be required.

Kittitas County reserves the ability to require additional proof that adequate provisions for potable water and septic availability have been made by the applicant depending on any health, safety and environmental concerns specific to the project and as governing laws may change in the future.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,



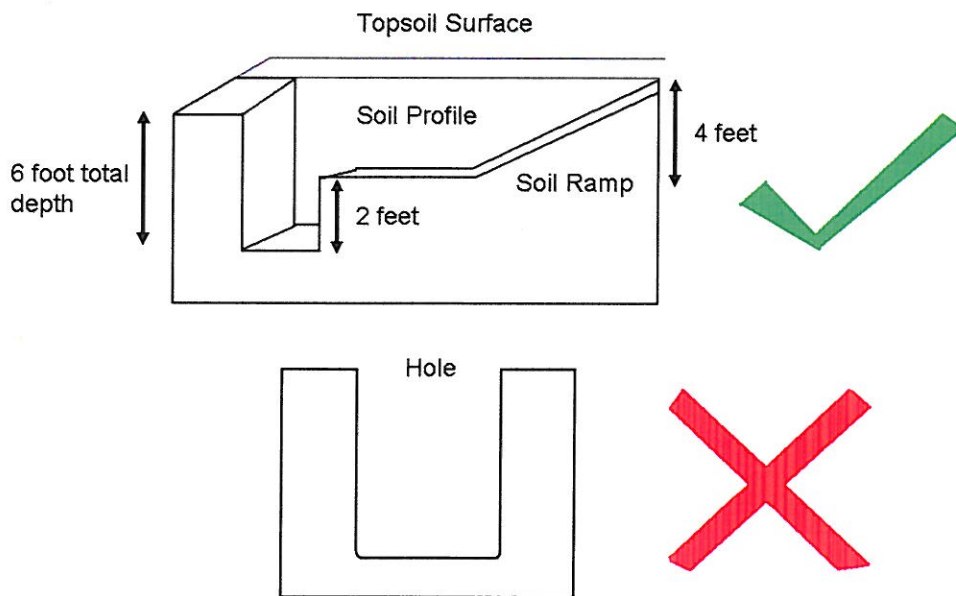
Joe Gilbert
Environmental Health Specialist II
Kittitas County Public Health Department

Soil Log Fact Sheet Directions for Land Division

Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to preliminary plat approval.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



Minimum Land Area Requirements: According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage

system. These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

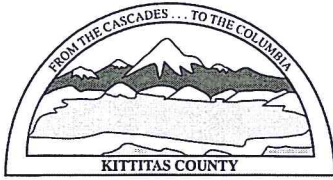
| Type of Water Supply | Soil Type (defined by WAC 246-272A-0220) | | | | | |
|-------------------------|--|----------------|----------------|----------------|----------------|----------------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| Public | 0.5 acre | 12,500 sq. ft. | 15,000 sq. ft. | 18,000 sq. ft. | 20,000 sq. ft. | 22,000 sq. ft. |
| | 2.5 acre ¹ | | | | | |
| Individual, on each lot | 1.0 acre | 1 acre | 1 acre | 1 acre | 2 acres | 2 acres |
| | 2.5 acres ¹ | | | | | |

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.

Attention: Do not overlook the water requirements to getting a subdivision approved. (Refer to comment letter for requirements).



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: February 5, 2013
SUBJECT: Barnes Short Plat SP-12-00008

The following shall be conditions of preliminary approval:

1. Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
 - a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
2. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
4. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
5. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
6. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.